



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 8/27/2015

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

### # 1 MACEDONIA AME CHURCH

#### SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT  
Address: SAVAGE ROAD  
Location: WEST ASHLEY  
TMS#: 3100300080  
Acres: 3.17  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: SR-4

☒ new BP approval tracking

City Project ID #: 140701-SavageRd-1  
City Project ID Name: TRC\_SP:MacedoniaAMEChurch

Submittal Review #: FINAL, 4TH REVIEW  
Board Approval Required: DRB

Owner: MACEDONIA AME CHURCH  
Applicant: LOCKLAIR CONSULTING  
Contact: ELLIOTT LOCKLAIR

843-873-1105  
elliott@locklair.net

Misc notes: Construction of a new church and associated site improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

### # 2 BEES FERRY RETAIL CENTER

#### SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT  
Address: 2060 BEES FERRY ROAD  
Location: WEST ASHLEY  
TMS#: 3580000099  
Acres: 3.027  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: LB

☒ new BP approval tracking

City Project ID #: 150130-Bees FerryRd-1  
City Project ID Name: TRC\_SP:BeesFerryRetailCenter

Submittal Review #: PRELIMINARY  
Board Approval Required: DRB

Owner: WILCO PROPERTIES, LLC  
Applicant: CONNOR ENGINEERING, INC.  
Contact: WILL CONNOR

843-224-5637  
connoreng@live.com

Misc notes: Site plans for a new retail center and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

### # 3 PHYSICIANS DRIVE, LOT 6

#### PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION  
Address: 1027 PHYSICIANS DRIVE  
Location: WEST ASHLEY  
TMS#: 3090000345 & 358  
Acres: 2.150  
# Lots (for subdiv): 2  
# Units (multi-fam./Concept Plans): -  
Zoning: GO

☒ new BP approval tracking

City Project ID #: 150821-1027PhysiciansDr-1  
City Project ID Name: TRC\_PP:PhysiciansDrLot6[2 lots]

Submittal Review #: 1ST REVIEW - SUBDIV  
Board Approval Required:

Owner: MOM REAL ESTATE, LLC & MARSH OAK HOLDINGS, LLC  
Applicant: HLA, INC.  
Contact: RICHARD D. LACEY

843-763-1166  
rlacey@hlainc.com

Misc notes: Preliminary plat to subdivide one lot into two lots.

**RESULTS:** Revise and resubmit to TRC.

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**#4 7 CALHOUN STREET****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 7 CALHOUN STREET

Location: PENINSULA

TMS#: 4580102067

Acres: 0.6

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): 100 rooms

Zoning: MU-2

☒ new BP approval tracking

City Project ID #: 150818-CalhounSt-1

City Project ID Name: TRC\_SP:7CalhounStHotel

Submittal Review #: COURTESY

Board Approval Required: BAR, BZA-SD

Owner: RB CHARLESTON, LLC

Applicant: FORSBERG ENGINEERING &amp; SURVEYING

843-571-2622

Contact: TREY LINTON

tlinton@forsberg-engineering.com

**Misc notes:** Construction plans for a new 100 room hotel and associated improvements.**RESULTS:** Revise and resubmit to TRC.

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**#5 317 MEETING STREET****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 317 MEETING STREET

Location: PENINSULA

TMS#: 4570402066

Acres: 0.30

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: GB-A

☒ new BP approval tracking

City Project ID #: 150821-MeetingSt-1

City Project ID Name: TRC\_SP:CalhounStMixedUseBuilding

Submittal Review #: COURTESY

Board Approval Required: BAR, BZA-SD

Owner: GRAMLING BROTHERS

Applicant: LS3P

843-958-5419

Contact: STEPHEN RAMOS

stephenramos@ls3p.com

**Misc notes:** Costruction plans for a new mixed use building and associated improvements.**RESULTS:** Revise and resubmit to TRC.

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**#6 DANIEL ISLAND, E, PHASE 3 & 4 (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: BRAILSFORD STREET

Location: DANIEL ISLAND

TMS#: 2750000110

Acres: 31.57

# Lots (for subdiv): 70

# Units (multi-fam./Concept Plans): 70

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 150821-LesesneSt-1

City Project ID Name: TRC\_PP:DanielIslandParcelEPhases3and4[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: BZA-SD

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS AND HUTTON ENGINEERING CO.

843-725-5276

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

**Misc notes:** Preliminary plat for a 70 lot phase subdivision.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#7 DANIEL ISLAND, E, PHASE 3 & 4 (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: BRAILSFORD STREET

Location: DANIEL ISLAND

TMS#: 2750000110

Acres: 31.57

# Lots (for subdiv): 70

# Units (multi-fam./Concept Plans): 70

Zoning: DI-R

☒ new BP approval tracking

City Project ID #: 150821-LesesneSt-2

City Project ID Name: TRC\_RC:DanielIslandParcelEPhases3and4[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: BZA-SD

Owner: DANIEL ISLAND ASSOCIATES, LLC

Applicant: THOMAS AND HUTTON ENGINEERING CO.

843-725-5276

Contact: BRIAN RILEY

riley.b@thomasandhutton.com

**Misc notes:** Road construction plans for a 70 lot phase subdivision.**RESULTS:** Revise and resubmit to TRC.

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**#8 THE MARSHES AT COOPER RIVER****PUD MASTER PLAN**

Project Classification: MAJOR SUBDIVISION  
Address: CLEMENTS FERRY ROAD  
Location: CAINHOY  
TMS#: 2670000004, 005, 010, 050-057, & 069  
Acres: 34.58  
# Lots (for subdiv): 160  
# Units (multi-fam./Concept Plans): 160  
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 141016-Clements FerryRd-1  
City Project ID Name: TRC\_PUD:TheMarshesatCooperRiver[PUD]

Submittal Review #: 1ST REVIEW - SUBDIV  
Board Approval Required: PC

Owner: MIDDLE STREET RESIDENTIAL, LLC

Applicant: SITECAST, LLC

843-224-4264

Contact: CHRIS DONATO

cdonato@sitecastsc.com

Misc notes: Review of the proposed major amendments to the previously approved PUD (one new parcel is now part of the PUD).

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

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**#9 THE OAKS AT ST. JOHNS CROSSING (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION  
Address: 1566 RIVER ROAD  
Location: JOHNS ISLAND  
TMS#: 3120000082  
Acres: 22.062  
# Lots (for subdiv): 90  
# Units (multi-fam./Concept Plans): 90  
Zoning: SR-1 (ND)

☒ new BP approval tracking

City Project ID #: 150209-RiverRd-2

City Project ID Name: TRC\_RC:TheOaksAtSaintJohnsCrossing[Roads]

Submittal Review #: 3RD REVIEW - SUBDIV  
Board Approval Required: PC, BZA-SD

Owner: SUP RIVER ROAD, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: DANIEL CRUZ

dcruz@seamonwhiteside.com

Misc notes: Road construction plans for a 90 single-family lot Neighborhood District subdivision (contiguous to existing ND subdivision).

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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**#10 WAMBAW MULTI-PURPOSE BUILDING****SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT  
Address: 2029 WAMBAW CREEK ROAD  
Location: CAINHOY  
TMS#: 2710403006  
Acres: 1.39  
# Lots (for subdiv): 1  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 150818-2029Wambaw CreekRd-1

City Project ID Name: TRC\_SP:WambawMultiPurposeBuilding

Submittal Review #: COURTESY  
Board Approval Required:

Owner: JENNIFER STEPHENS

Applicant: EARTHSOURCE ENGINEERING

843-881-0525

Contact: GILES BRANCH

branchgn@earthsourceeng.com

Misc notes: Construction plans for a new multi-purpose building and associated improvements.

**RESULTS:** Revise and resubmit to TRC.

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Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.